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L200130 - SAV Cover



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**SUBMITTED USING THE PLANNING PORTAL: PP-08469301**

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Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**APPLICATION FOR EXTERNAL SEATING  
SUNLIGHT HOUSE, QUAY STREET, MANCHESTER, M3 3LU  
ABERDEEN UK PROPERTY FUND**

**Introduction**

We write on behalf of our client, Aberdeen UK Property Fund to apply for full planning permission for the above.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we confirm the following documents comprise the application:

- This covering letter;
- The completed application forms;
- Drawing Ref: AL(0)010.P1 – 'Site Location Plan';
- Drawing Ref: AL(0)110.P1 – 'Existing Ground Floor Plan';
- Drawing Ref: AL(0)200.P1 – 'Proposed Block Plan';
- Drawing Ref: AL(0)210.P1 – 'Proposed Ground Floor Plan';
- Drawing Ref: AL(0)220.P1 – 'Existing and Proposed Elevations'; and
- Noise Impact Assessment, prepared by Cundalls.

As the application was submitted via the Planning Portal website (Ref: PP-08469301), a payment for £234, has been made via BACS.

A separate advertisement application will be made confirming details of signage associated with the external seating.

**Proposed Development**

The planning application proposes the use of Little Quay Street for external seating associated to a separate application for a new café bar at Sunlight House (PP-08448674). 10 tables and 20 chairs will be placed directly outside the unit. The proposals are detailed in the accompanying plans.

**Assessment**

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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In accordance with Design for Security Guidance on Outdoor Seating, a clear pavement width of at least 1m, defining boundaries and a direct route into the premises will be maintained at all times. Therefore, the free-flow of pedestrian traffic will not be materially affected, nor the use of wheelchairs or prams.

The use of the outdoor area will not be to the detriment of nearby residents, as confirmed within the associated Noise Impact Assessment which confirms that residential amenity will be maintained. Instead, the use of the pavement for external seating will result in natural surveillance and help deter undesirable street activity. It will animate the street and increase footfall.

Access into the new café bar premises from the entrance located on Quay Street will be unaffected by the proposed external seating areas, which will enable the operators to retain the existing ease of flow of customers entering and exiting the building. A detailed site layout plan has been submitted.

Use of these outside seating areas will add vitality and character to the locality and will enhance customer choice. The applicant will take great care to ensure that their operations are run in a carefully controlled and considerate manner. Towards the end of the working day, staff will move the tables, chairs and all associated items into the café bar, enabling a clear and clean pavement area at the end of business. The equipment will remain stored until the morning operating hours commence the next day.

### **Summary and Conclusion**

The technical plans and documents listed above confirm that the use of the outdoor area for external seating associated with the café bar should be granted. Accordingly, the application should be approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We will endeavour to contact you within the next few days to establish your timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Samia Syeda or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Samia Syeda", written in a cursive style.

**Savills (UK) Limited**  
Planning

Enc. As above